



OFFERING MEMORANDUM

Absolute NNN , Single Tenant Retail Building

(Shopping Center Zone)

7105-7109 Allentown Rd.

Fort Washington, MD 20744



Property Highlights

- Prime Location (Corner Lot of the Busy Intersection)
- Full Renovation (2021)
- Stable Profit (\$240,000 per Year)

Detail

1. Asking Price :\$3,999,000.00
2. Property Type :Retail (Shopping Center Zone)
3. Investment Type :NNN
4. CAP Rate : 6%
5. Tenancy :Single
6. Occupancy :100%
7. NOI :\$240,000
8. Brand/Tenant :Star Beauty
9. Remaining Term :10 Years + Two 5 years Option
10. GLA: 6,710 SF
11. Lot Size: 0.69 Acre
12. Year Renovated: 2021
13. Parking: 46

Exclusively Listed by **Jin Kim, Associate Broker**

(571) 213-9777

toprealtorkim@gmail.com